

ORDER NO. HLC 7-91

**APPROVING HISTORICAL LANDMARK REVIEW
NO. HLC 7-91 BY JOHN HOLT TO ALTER
THE FRENCH HOUSE, 515 LIBERTY STREET**

I. RECITALS:

- A.** The Historical Landmarks Commission of the City of The Dalles has, on this day, conducted a public hearing to consider the above request for use of property described as:

515 Liberty Street, 1N-13-3BC, tax lot 6000

- B.** A staff report was presented, stating the findings of fact, conclusions of law, and a staff recommendation.
- C.** Staff Report No. HLC 7-91 and the minutes of August 7, 1991, upon approval, provide the basis for this resolution and are herein attached by reference.

II. RESOLUTION: Now, therefore, be it FOUND, DETERMINED, and ORDERED by the Historical Landmarks Commission of the City of The Dalles as follows:

- A.** In all respects as set forth in Recitals, Part "I" of this resolution,
- B.** Historical Landmark Review No. 7-91 is hereby approved with the following conditions:

1. Approval from the City of the Dalles Planning Commission shall be obtained.

2. Deteriorating historical features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

3. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

4. Should any archeological resources be encountered during excavation, the work shall cease and the Planning Department shall be contacted immediately. Mitigation measures will then be pursued and required of the applicant prior to resuming work.

5. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

6. Drawings of the proposed sign shall be presented to the Planning Department for review and approval based on the compatability of design with the historical structure.

7. The deck railing shall be composed of verticle elements, such as 2" x 2" rail posts, and some embellishments, such as attached arches to connect the verticle support posts and horizontal joists, shall be included to tie the character of the deck to the main structure (such embellishments need not be structural).

8. If a handicap ramp is later proposed or required, plans shall be presented to the Planning Office for design review before the Commission.

III. APPEALS, COMPLIANCE, AND PENALTIES

A. Any party of record may appeal a decision of the Historical Landmark Commission to the City Council for review. Appeals must be made according to Section 36 of the Zoning Ordinance, and must be filed with City Clerk with in ten (10) days of the date of the Order.

B. Failure to exercise this approval within the time limits set either by Order or by Ordinance will invalidate this permit.

C. All conditions of approval must be met within the time limits set by this Order or by Ordinance. Failure to meet any condition will prompt enforcement proceedings that can result in: 1) permit revocation; 2) fines of up to \$2,500 per day for the violation period and/or imprisonment in the County jail for a term not to exceed one (1) year.

The Secretary of the Commission shall (a) certify to the adoption of the Order; (b) forthwith transmit a copy of said Order to City Council of the City of The Dalles; (c) transmit a copy of the Order along with a stamped approved/denied site plan or plat to the applicant.

APPROVED AND ADOPTED THIS 7th DAY OF AUGUST, 1991.



Jim Johnson, Chairman
Historical Landmarks Commission

I, Scott Keillor, Secretary to the Historical Landmarks Commission of the City of The Dalles, hereby certify that the foregoing Order was adopted at the regular meeting of the City Landmarks Commission, held on the 7th day of August, 1991.

AYES: Jim Johnson, Pat May, Elroy King

NOES: None

ABSENT: Eric Gleason

ABSTAIN: None

ATTEST: 

Secretary, Historical Landmarks Commission